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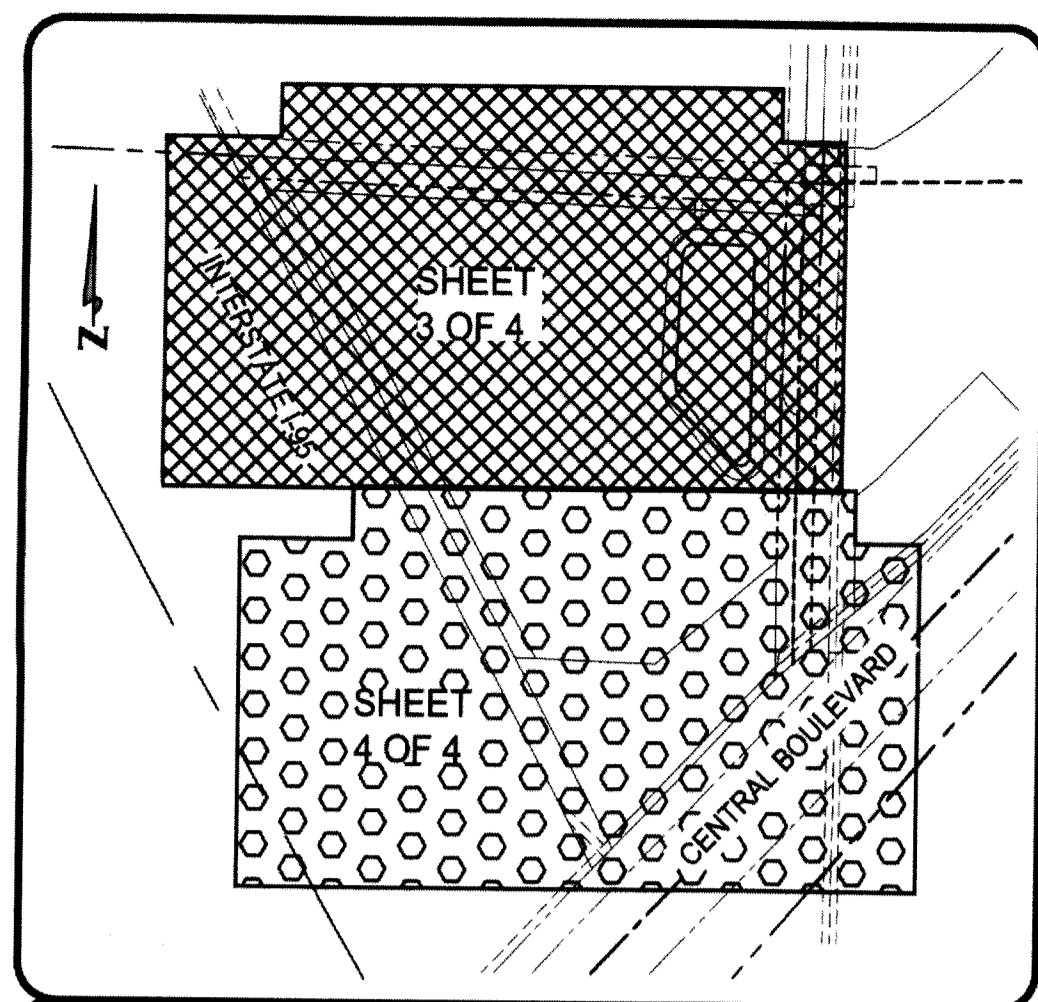
# CENTRAL GARDENS GRAND APARTMENTS

BEING A REPLAT OF TRACT 1, TRACT P-'B', TRACT LB-'C', TRACT LB-'D' & TRACT OS-'A', CENTRAL GARDENS PLAT TWO, PLAT BOOK 121, PAGES 5 THROUGH 11 & ALSO BEING A PORTION OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

# 166

APRIL 2017

SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED  
FOR RECORD AT 10:45 AM  
THIS DAY OF April 22, 2017  
AND DULY RECORDED IN PLAT  
NO. 166 ON PAGES 166  
THRU 169

SHARON R. BOCK  
CLERK AND COMPTROLLER  
By: *Sharon R. Bock*



### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "CENTRAL GARDENS GRAND APARTMENTS", BEING A REPLAT OF TRACT 1, TRACT P-'B', TRACT LB-'C', TRACT LB-'D' & TRACT OS-'A', CENTRAL GARDENS PLAT TWO, PLAT BOOK 121, PAGES 5 THROUGH 11 & ALSO BEING A PORTION OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA,

DESCRIBED AS FOLLOWS:  
**PROPERTY DESCRIPTION:**  
ALL OF TRACT 1, TRACT P-'B', TRACT LB-'C', TRACT LB-'D' & TRACT OS-'A', CENTRAL GARDENS PLAT TWO, PLAT BOOK 121, PAGES 5 THROUGH 11 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 477,338.285 SQUARE FEET / 10.958 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS**
- TRACT 1A, AS SHOWN HEREON, IS HEREBY RESERVED TO THE OWNER, CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
  - PRESERVATION TRACT P-'1A' (UPLAND PRESERVE)**, IS HEREBY DEDICATED TO CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR UPLAND MANAGEMENT PRESERVATION AND OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE PRESERVATION TRACTS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITH THE PRESERVATION TRACTS INCLUDE, BUT ARE NOT LIMITED TO, PARKING OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC / NUISANCE VEGETATION REMOVAL AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR WILDLIFE HABITAT CONSERVATION, PRESERVATION AND TRAIL SYSTEM.
  - LANDSCAPE BUFFER TRACTS LB-'1A' AND LB-'1B'** AS SHOWN HEREON, ARE HEREBY DEDICATED TO CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, BUFFER, DRAINAGE BASIN BERMS, LANDSCAPE, SIDEWALKS, SIGNS, WALLS, FENCES, LIGHTING, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. ADDITIONALLY, TRACT LB-'1B' AS SHOWN HEREON, SHALL REMAIN AS SHOWN WITHOUT ADDITIONS OF ANY EASEMENTS AND SHALL BE RESERVED FOR POTENTIAL MODIFICATION TO UPLAND PRESERVE TO ACCOMMODATE THE POSSIBILITY OF FUTURE CONSTRUCTION OF AN INTERSTATE 95 AND CENTRAL BOULEVARD INTERCHANGE THAT WOULD ADVERSELY AFFECT PRESERVATION TRACT P-'1A'. **NOTICE: AREAS ENCLUMBERED BY SEACOAST UTILITY AUTHORITY ('S.U.A.') WATER AND SEWER EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE SEACOAST UTILITY AUTHORITY ('S.U.A.') AND NOT FOR USE BY OTHER UTILITY PROVIDERS WITHOUT WRITTEN CONSENT FROM SEACOAST UTILITY AUTHORITY ('S.U.A.') OR UNLESS PROVIDED OTHERWISE IN ANY SEPARATE SEACOAST UTILITY AUTHORITY ('S.U.A.') RECORDED EASEMENT.**
  - TRACT L-'1A' (LAKE TRACT)**, AS SHOWN HEREON, IS HEREBY DEDICATED TO CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
  - TRACT LM-'1A' (LAKE MAINTENANCE TRACT)**, AS SHOWN HEREON, IS HEREBY RESERVED FOR CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED LAKE TRACT FOR PURPOSES OF PERFORMING AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
  - OPEN SPACE TRACT OS-'1A'**, AS SHOWN HEREON, IS HEREBY DEDICATED TO CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- EASEMENTS**
- THE LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.), SEACOAST UTILITY AUTHORITY AND PRIVATE INGRESS EGRESS EASEMENT**, AS SHOWN HEREON, IS AS STATED AND DEDICATED IN DEDICATION NO. 10, CENTRAL GARDENS PLAT TWO, PLAT BOOK 121, PAGES 5 THROUGH 11, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
  - THE DRAINAGE EASEMENTS (D.E.)**, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE CITY OF PALM BEACH GARDENS AND PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE WATER AND SEWER LINE EASEMENTS (W.L.E. & S.L.E.)** AND THE SEWER LINE EASEMENT (S.L.E.) AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY ('S.U.A.'), ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF WATER AND SEWER FACILITIES. THE LANDS ENCLUMBERED BY SAID WATER AND SEWER EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

### DEDICATIONS AND RESERVATIONS (CONTINUED):

- EASEMENTS (CONTINUED):**
- THE WELL SITE EASEMENT**, AS SHOWN HEREON IS HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS' SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SERVICE WATER SUPPLY WELLS, RAW WATER MAINS AND APPURTENANT FACILITIES IN, ON, OVER, UNDER AND ACROSS THE EASEMENT PREMISES WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
  - THE ACCESS EASEMENT**, AS SHOWN HEREON IS HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS' SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES OF ACCESS TO THE WELL SITE EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
  - THE UTILITY EASEMENT (U.E.)**, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE NAMED CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY ACCEPT THE RESERVATION OF TRACT 1 HEREIN AND HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS MANAGING MEMBER, GARY L. SCHOTTENSTEIN, BY AND WITH THE AUTHORITY OF ITS MEMBERS.

THIS 11 DAY OF April, 2017.  
BY: CENTRAL GARDENS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
*Gary L. Schottenstein*  
GARY L. SCHOTTENSTEIN  
MEMBER - MANAGER  
WITNESS: *Maziar Keshavarz*  
PRINT NAME: MAZIAR KESHAVARZ  
WITNESS: *Scott Bryson*  
PRINT NAME: Scott Bryson

IN WITNESS WHEREOF, THE ABOVE NAMED CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREBY ACCEPT THE DEDICATION, RESERVATION AND MAINTENANCE OBLIGATIONS OF TRACTS L-'A' AND L-'B' (LAKE TRACTS), TRACTS LM-'A', LM-'B', AND LM-'C' (LAKE MAINTENANCE TRACTS), PRESERVATION TRACTS P-'A' AND P-'B' (UPLAND PRESERVE TRACTS), LANDSCAPE BUFFER TRACTS LB-'A', LB-'B' (PARKWAY TRACTS), LANDSCAPE BUFFER TRACTS LB-'C', LB-'D', LB-'E' AND OPEN SPACE TRACT OS-'A' HEREIN AND HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS PRESIDENT, GARY L. SCHOTTENSTEIN, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 11 DAY OF April, 2017.  
BY: CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
*Gary L. Schottenstein*  
GARY L. SCHOTTENSTEIN  
PRESIDENT  
WITNESS: *Maziar Keshavarz*  
PRINT NAME: MAZIAR KESHAVARZ  
WITNESS: *Scott Bryson*  
PRINT NAME: Scott Bryson

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
BEFORE ME, PERSONALLY APPEARED GARY L. SCHOTTENSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF April, 2017.  
MY COMMISSION EXPIRES: 1/28/2018 NOTARY PUBLIC: *Deborah L. Fulgenzi*  
PRINT NAME: Deborah L. Fulgenzi  
DEBORAH L. FULGENZI  
MY COMMISSION # FF 910618  
EXPIRES: January 28, 2018  
Notary Seal: *Deborah L. Fulgenzi*  
COMMISSION NO.: FF 910618

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
BEFORE ME, PERSONALLY APPEARED GARY L. SCHOTTENSTEIN, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF April, 2017.  
MY COMMISSION EXPIRES: 1/28/2018 NOTARY PUBLIC: *Deborah L. Fulgenzi*  
PRINT NAME: Deborah L. Fulgenzi  
DEBORAH L. FULGENZI  
MY COMMISSION # FF 910618  
EXPIRES: January 28, 2018  
Notary Seal: *Deborah L. Fulgenzi*  
COMMISSION NO.: FF 910618

### MORTGAGEE'S CONSENT:

STATE OF OHIO  
COUNTY OF FRANKLIN }SS  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF A PORTION THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28982, PAGE 806, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.  
THIS 12 DAY OF April, 2017.  
WITNESS: *Michael Martin*  
BY: MICHAEL MARTIN  
A NATIONAL BANKING ASSOCIATION  
SENIOR VICE PRESIDENT  
PRINT NAME: DAVID B. NORRIS  
BY: PNC BANK, NATIONAL ASSOCIATION  
A NATIONAL BANKING ASSOCIATION  
MICHAEL MARTIN  
SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF OHIO  
COUNTY OF FRANKLIN }SS  
BEFORE ME, PERSONALLY APPEARED MICHAEL MARTIN WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF PNC BANK, A NATIONAL ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF APRIL, 2017.  
MY COMMISSION EXPIRES: 9/24/2020 NOTARY PUBLIC: *Kristin L. Epperl*  
PRINT NAME: KRISTIN L. EPPERL  
KRISTIN L. EPPERL  
MY COMMISSION # FF 910618  
EXPIRES: September 24, 2020  
Notary Seal: *Kristin L. Epperl*  
COMMISSION NO.: N/A

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH }SS  
I, DAVID B. NORRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTRAL GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CENTRAL GARDENS PROPERTY OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: THIS 11 DAY OF APRIL, 2017.  
BY: *David B. Norris*  
NAME: DAVID B. NORRIS, ESQ.  
LICENSED IN FLORIDA  
FLORIDA BAR NO.: 356654

### LEGEND OF SYMBOLS:

- 4"x4" CONC. MON. STAMPED "P.R.M. LB4897" OR AS NOTED
- MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED
- CONC. = CONCRETE
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR TRACT LINES
- CHANGES OF DIRECTION, P.C.'S OR P.T.'S FOR EASEMENT LINES

- PROPERTY CONTROL ABBREVIATIONS**
- P.C.P. = PERMANENT CONTROL POINT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - CONC. = CONCRETE
  - MON. = MONUMENT
  - M.N.D. = MAG NAIL & DISK
- LEGEND OF ABBREVIATIONS:**
- D = DEGREES
  - M = MINUTES
  - S = SECONDS
  - R = RADIUS
  - D.A. = DELTA
  - L = ARC LENGTH
  - CB = CHORD BEARING
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVE
  - RAD. = RADIAL
  - N.R. = NON-RADIAL
  - T = TANGENT
  - N.T. = NON-TANGENT
  - C/L = CENTERLINE
  - P.B. = PLAT BOOK
  - D.B. = DEED BOOK
  - O.A. = OVERALL
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.C. = PACE
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.O.T. = POINT OF TERMINUS
  - R.P.B. = ROAD PLAT BOOK
  - L.B. = LICENSED BUSINESS COMPANY
  - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.B.E. = LANDSCAPE BUFFER EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - S.L.E. = SANITARY SEWER LINE EASEMENT
  - W.L.E. = WATER LINE EASEMENT
  - P.B.C.R. = PALM BEACH COUNTY RECORDS
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - S.U.A. = SEACOAST UTILITY AUTHORITY
  - F.P.L. = FLORIDA POWER & LIGHT COMPANY

**KESHAVARZ & ASSOCIATES**  
Civil Engineers • Land Surveyors  
711 North Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 984-9999 Fax: (561) 984-2100

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE: 07/01/16	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: N/A	APPROVED: SB	14-1041	1 OF 4
DRAWN: SB	DWG No: D14-1041P		